

**CITY OF SOMERVILLE
ORDINANCE NO. 2020-09
In City Council April 28, 2020**

Somerville Zoning Ordinance – Corrections and Errata 2

Be it hereby Ordained by the City Council of the City of Somerville that the City of Somerville Code of Zoning Ordinances is hereby amended as attached.

Approved:

Matthew McCaughey / ssc
President, City Council

03/12/2020 Proposed Amendments to the Somerville Zoning Ordinance

Text to be removed is ~~crossed-out~~ and new text is underlined.

#	Page	Article	Subsection	Change												
1	5	1. Introductory Provisions	§1.2.2.a	a. All discretionary and administrative permits, excluding Site Plan Approval, issued prior to the applicability dates of §1.2.2.a and §1.2.2.b remain valid, subject to the conditions of the permit(s), in accordance with M.G.L. 40A before December 12, 2019 remain valid for two (2) years from the date the decision was filed with the Office of the City Clerk, excluding any time required awaiting the decision of an appeal, subject to the conditions of the permit(s). <u>before December 12, 2019 remain valid for two (2) years from the date the decision was filed with the Office of the City Clerk, excluding any time required awaiting the decision of an appeal, subject to the conditions of the permit(s).</u>												
2	26	2. Glossary & Overview	§2.4.2.c	c. LOT DEVELOPMENT i. LOT Coverage a). The maximum area of a LOT that is permitted to be covered by structures <u>the combination of principal buildings, accessory buildings, accessory structures</u> and impermeable surfaces.												
3	Multiple	4. Mid-Rise Districts 5. High-Rise Districts 6. Commercial Districts 7. Special Districts	Table 4.1.8 (b) Table 4.1.9 Table 4.2.8 (b) Table 4.2.9 Table 4.3.8 (b) Table 4.3.9 Table 4.4.8 (b) Table 4.4.9 Table 5.1.7 (b) Table 5.1.8 Table 5.1.9 Table 5.1.10 (b) Table 5.1.11 (b) Table 6.1.7 Table 6.2.7 Table 6.2.8 Table 6.2.9 Table 6.3.7 Table 6.4.8 Table 6.4.9 Table 6.4.10 Table 7.2.10 (b)	<p>Table X.X.X (x) Linkage</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #333; color: white;"> <th style="padding: 5px;">Commercial Gross Floor Area</th> <th style="padding: 5px;">Affordable Housing Linkage</th> <th style="padding: 5px;">Employment Linkage</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">30,000-sf or less</td> <td style="padding: 5px;">None</td> <td style="padding: 5px;">None</td> </tr> <tr> <td style="padding: 5px;"><u>Over 15,000 sf</u></td> <td style="padding: 5px;"><u>None</u></td> <td style="padding: 5px;"><u>\$2.46/sf</u></td> </tr> <tr> <td style="padding: 5px;">Over 30,000 sf</td> <td style="padding: 5px;">\$10/sf</td> <td style="padding: 5px;">\$2.46/sf</td> </tr> </tbody> </table>	Commercial Gross Floor Area	Affordable Housing Linkage	Employment Linkage	30,000-sf or less	None	None	<u>Over 15,000 sf</u>	<u>None</u>	<u>\$2.46/sf</u>	Over 30,000 sf	\$10/sf	\$2.46/sf
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4	445	10. Development Standards	Section 10.3.6.b & c	<p>b. Type</p> <p>i. Landscape buffers must be designed as a Type A or Type B buffer in accordance with Table 10.3.1.</p> <p>bc. Buffer Design Standards</p> <p>ii. Landscape buffers must be located along the outer perimeter of the LOT, parallel to and extending along one hundred percent (100%) of the length of the LOT LINE.</p> <p>ii. Three (3) small trees with a minimum caliper of one and one-half (1.5) inches may be substituted for each required large tree.</p> <p>iii. Landscape buffers must be six (6) feet wide, measured from the lot line toward the interior of the lot.</p> <p>iii. Shrubs must be of at least a five (5) gallon container size when planted and at least seventy five percent (75%) of all shrubs must be evergreen.</p> <p>iv. Landscape buffers must include a fence and one (1) large tree per thirty (30) feet of lot line or a continuous row of closely spaced evergreen shrubs that grow to at least two (2) feet tall at maturity and one (1) large tree per thirty (30) feet of lot line.</p>
5	446	10. Development Standards	Section 10.3.7	<p>b. Perimeter Planting</p> <p>i. SURFACE PARKING must be screened from view along any LOT LINE ABUTTING a public THOROUGHFARE, excluding and ALLEY, using one of the following landscape buffers by a landscape buffer designed in accordance with §10.3.6 Landscape Buffers.</p> <p>a). Landscape Strip with Shrubs</p> <p>i). A minimum six (6) foot wide landscape strip planted with a continuous row of shrubs and one (1) tree per thirty (30) feet of lot line.</p> <p>ii). Shrubs must be of at least a five (5) gallon container size when planted and at least seventy five percent (75%) of all shrubs must be evergreen.</p> <p>iii). Breaks for vehicular and pedestrian access are permitted.</p> <p>b). Landscape Strip with Fence</p> <p>i). A minimum six (6) foot wide landscape strip planted with a minimum three (3) foot tall fence and one (1) tree per thirty (30) feet of lot line.</p> <p>ii). Fencing must be generally designed as metal fence panels between masonry pillars and constructed of permanent, durable materials, such as brick, stone, iron, steel, or aluminum.</p> <p>iii). Breaks for vehicular and pedestrian access are permitted.</p>